

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re: : **Chapter 13**

Gregory Buchanan, :

Debtor. : **Case No. 23-12406 (PMM)**

ORDER

AND NOW, upon consideration of the Debtor's Motion to Avoid Lien with Deerfield Homeowners Association (doc. #86, the "Motion");

AND a hearing with regard to the Motion having been held and concluded on April 24, 2025;

And for the reasons discussed on the record at the hearing;

It is hereby **ordered** that the Motion is **denied**.

Dated: 4/24/25



**PATRICIA M. MAYER
U.S. BANKRUPTCY JUDGE**